



INTEGRITY
ENGINEERING

Ernest Freggiaro, P.E.
Principal

Tim S. Moreno, P.E.
Principal

Phone: (702) 456-4664
FAX: (702) 456-4919
5230 W. Patrick Lane,
Suite #140
Las Vegas, NV 89118

**JUSTIFICATION LETTER
SITE DEVELOPMENT PLAN
Casa Bella Senior Apartments**

This letter is transmitted to justify this revised Site Development Plan for the Casa Bella Apartments. This 125-units senior apartment project was approved by zoning action ZON-13867 and Site Development Plan Review SDR-13866 on August 16, 2006.

The attached Market Feasibility Study for the Development of Senior Apartments in Las Vegas, Nevada, prepared by Senior Market Research Associates dated May 31, 2007; along with the attached letter dated June 16, 2007, indicates that the approved Site Plan needs to be changed to satisfy current market conditions in Las Vegas.

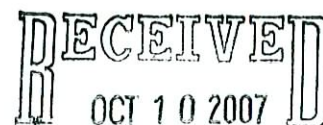
Larry Richardson, President, of Senior Market Research Associates, states that the project should be modified to contain fewer buildings in order to minimize distances for seniors to access amenities. He also states that unit mixes should be changed and size of units increased.

Lantz-Boggio Architects, P.C., in concert with Integrity Engineering, has now revised the previously approved site plan for consideration by the City of Las Vegas Planning Commission.

We continue to have 125 senior apartments but have included only two (2) buildings to house said 125-units. Building 2, which houses 100-units must be increased to 3-stories in height, but has been relocated into the center of the site to diminish impact to adjacent properties. Building 1, which houses 25-units, remains at a 2-story height level, but also has been sited to have minimum impact to adjacent properties.


Building 2, the main 3-story structure is now over 54 feet away from the east property line. The northerly portion of Building 2 is 60 feet away from the west property line, with the southwest corner of the building angled to a point 37' away from the west property line. Building 1, the 2-story 25-unit building, is angled to the east property line and is 11.5' and 22' away from the east property line at these specific points.

**SDR-24254
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The City Subdivision Ordinance states that in R-3 and R-4 Districts – The height limit for senior citizen apartment developments shall be three stories or 40 feet, whichever is less, upon approval of the Site Development Plan in accordance with Section 19.18.050. This revised Site Development Plan submitted for approval requests no variances or Waiver of Development Standards.

We respectfully request approval of this plan, as submitted.



Ernest Freggiaro, P.E.

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